



9 Admiralty Mews, The Strand
Walmer, Deal, CT14 7AZ
£775,000

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9 Admiralty Mews

The Strand, Walmer, Deal

A superb Grade II Listed town house within Admiralty Mews occupying a prominent position on The Strand

Situation

Situated in Admiralty Mews, formerly known as the East Barracks with a rich history dating back to its establishment as a hospital during the French revolutionary wars, this property boasts a coveted location. Some of the properties maintain their historic charm with Grade II Listed status, contributing to the Walmer Seafront Conservation Area. The residence is conveniently close to Deal town center, a traditional seaside town offering a diverse range of amenities, including an award-winning high street, unique shops, eateries, and cafes. Deal also features a vibrant theatre, a thriving local community, and a popular weekly market. The nearby two-mile promenade provides an excellent environment for cycling and walking, and a mainline railway service, including the high-speed Javelin link to London St Pancras, enhances connectivity.

The Property

Admiralty Mews, originally the site of the Royal Marines for their renowned School of Music, underwent a transformative journey in 1997 when its historic buildings, including the Grade II Listed Number 9, were converted into striking residential homes. Nestled within the Walmer Seafront Conservation Area, this mid-terrace property is part of the original main building, boasting impressive features. The three-storey accommodation is bathed in natural light, characterised by high ceilings, tall sash windows, and captivating sea views from the first and second floors. Recently refurbished with a touch of luxury, the property exudes elegance with calming tones throughout. The ground floor welcomes with a sociable open-plan living space, showcasing a bespoke kitchen capped with Brazilian granite countertops. The first floor boasts a generous open galleried hallway leading to a drawing room with east and west-facing windows, an ornate fireplace, and bespoke radiator covers. Clever use of space includes bookshelves and a hidden folding bed seamlessly concealed behind discreet paneling, maintaining an elegant and minimalist aesthetic to the study/ bedroom three. Upstairs, two double bedrooms with sea views await, with the master bedroom boasting a reconfigured

layout, dressing room, and ensuite shower room, adding to the overall allure.

Outside

The standout feature of this property is its beautifully landscaped garden, arguably one of the largest in the mews houses. The rear garden, meticulously designed, provides both privacy and aesthetic charm. It's an ideal space for entertaining, with convenient access through wrought iron gates leading to a paved terrace adorned with a water feature, a delightful pergola with uplighting, and carefully chosen mature planting. The landscaping showcases low-maintenance plants and mature shrubs along the boundary, featuring apricot and apple trees. Japanese vine, grapevines, and wisteria contribute to creating a visually pleasing environment. For added convenience, a useful garden shed provides storage, and two allocated parking spaces (lot 09) are conveniently located opposite the property, with additional visitor parking nearby. Residents can also take advantage of well-maintained communal gardens at the front, fostering a sense of community and providing shared green space.

Tenure & Maintenance Charges

Freehold - £750 paid in two instalments of £375 in July and December

EPC Rating: N/A

Current Council Tax Band: D

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

Agents Note

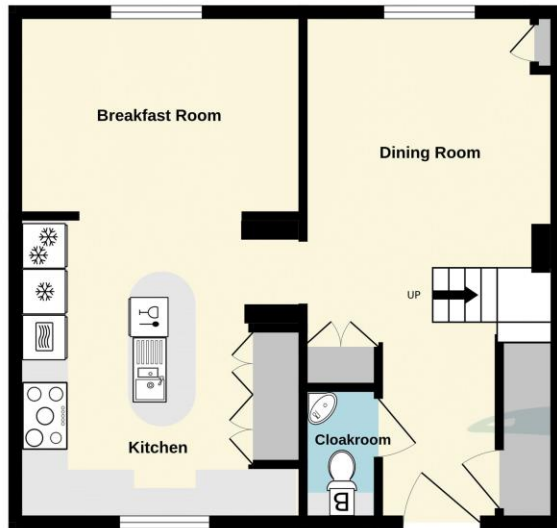
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



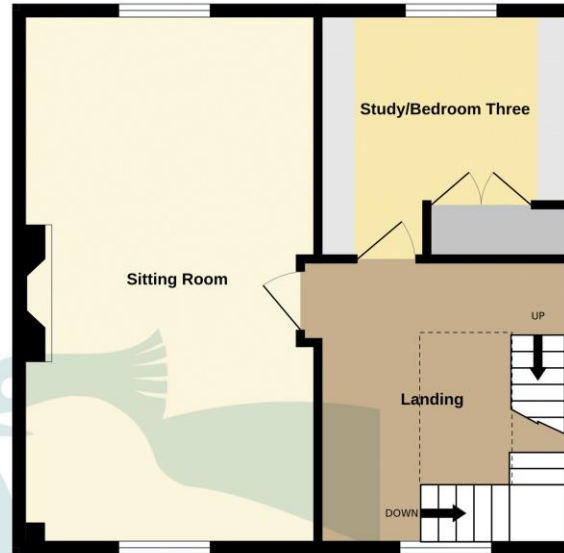


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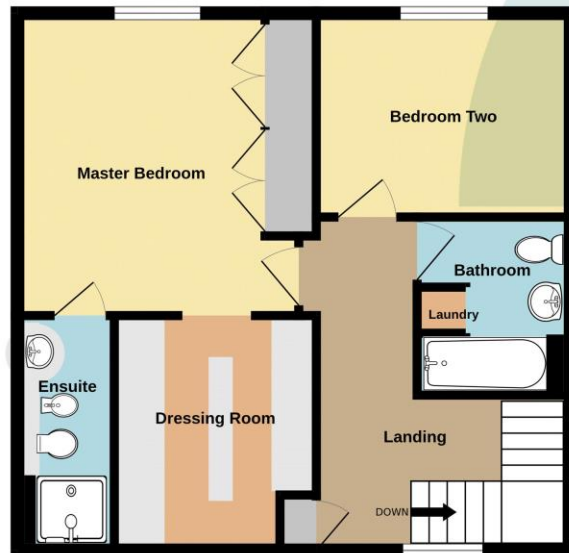
Ground floor
506 sq.ft. (47.0 sq.m.) approx.



First floor
542 sq.ft. (50.4 sq.m.) approx.



Second floor
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dining Room

14' 7" x 10' 11" (4.44m x 3.32m)

Cloakroom

5' 10" x 3' 3" (1.78m x 0.99m)

Kitchen

13' 2" x 12' 4" (4.01m x 3.76m)

Breakfast Room

12' 5" x 8' 9" (3.78m x 2.66m)

First Floor

Landing

12' 5" x 10' 10" (3.78m x 3.30m)

Sitting Room

23' 6" x 12' 10" (7.16m x 3.91m)

Study/Bedroom Three

11' 0" x 10' 8" (3.35m x 3.25m)

Second Floor

Master Bedroom

13' 0" x 10' 8" (3.96m x 3.25m) plus recess

Ensuite

10' 10" x 4' 2" (3.30m x 1.27m)

Dressing Room

10' 11" x 8' 1" (3.32m x 2.46m)

Bedroom Two

11' 1" x 8' 9" (3.38m x 2.66m)

Bathroom

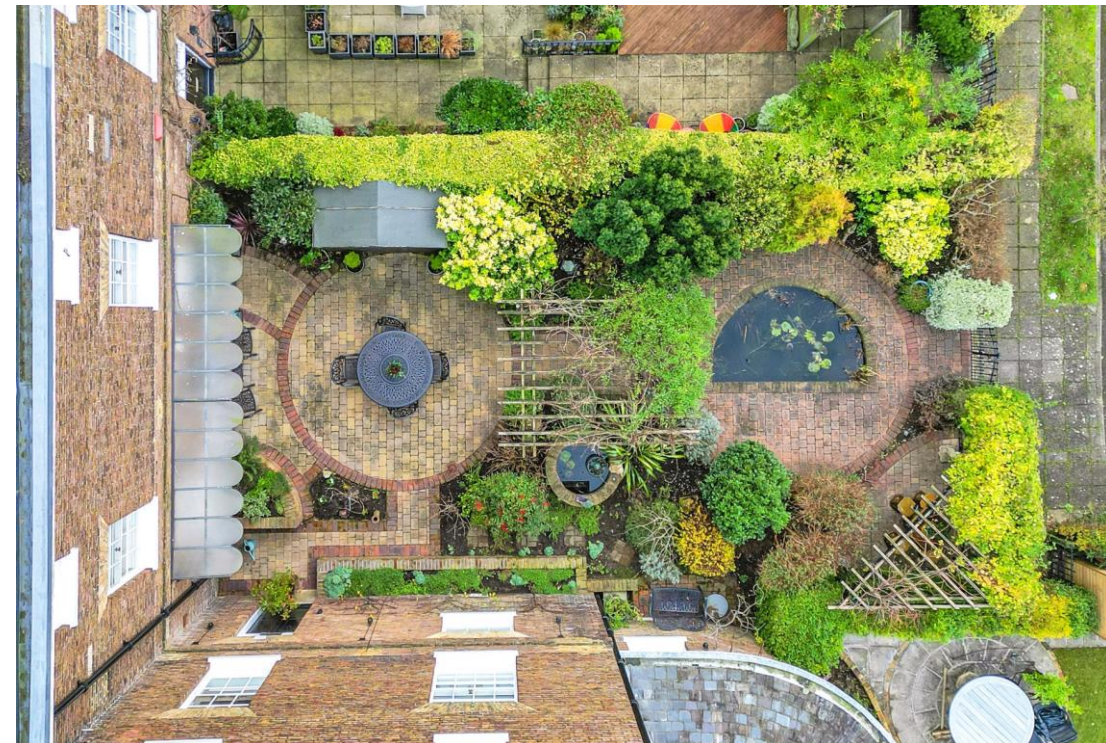
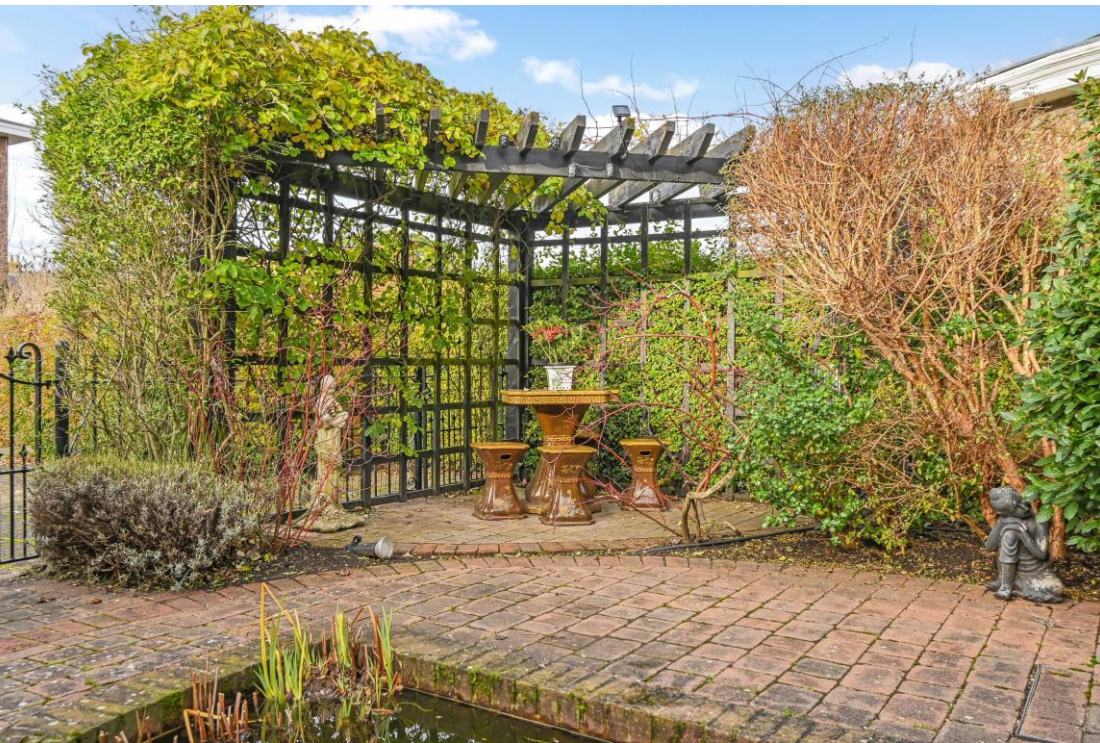
7' 8" x 6' 7" (2.34m x 2.01m)

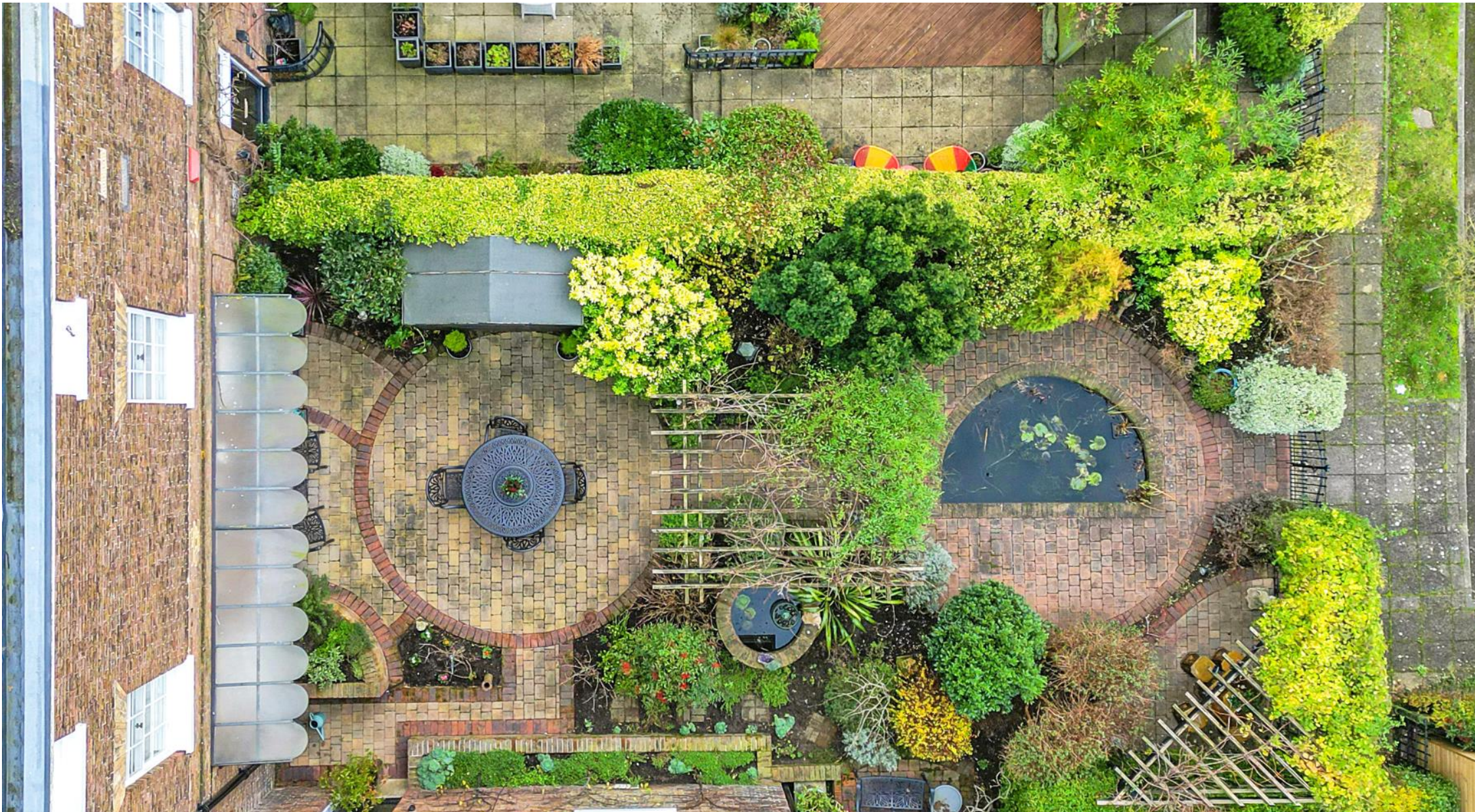


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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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